



**71 Sandiacre Avenue, Stoke-on-Trent, ST6 5DJ**

**Offers in the region of £215,000**

OUR PHONELINES ARE OPEN 9AM - 9PM 7 DAYS A WEEK!

"A great home is more than four walls; it's the setting for everyday moments." - Unknown

Combining a desirable outlook, practical accommodation, and the sought-after residential area of Brindley Village, this attractive townhouse presents an excellent opportunity for buyers seeking a comfortable and well-presented home within easy reach of local amenities, schools, and transport links.

## Denise White Estate Agents Comments

Situated within the popular residential development of Brindley Village, this well-maintained three-bedroom property enjoys a delightful position overlooking a large open green to the front, creating an attractive outlook and a wonderful sense of space. Offering thoughtfully designed accommodation throughout, the property is ideally suited to couples, young families, and those seeking a home that is ready to move straight into.

Upon entering, the property welcomes you into a spacious living room positioned to the front aspect, where large windows frame views across the green and allow an abundance of natural light to fill the room. This inviting space provides the perfect setting for relaxing and unwinding.

To the rear of the property is a generous kitchen diner, fitted with a range of modern cabinetry, integrated appliances, and ample space for dining and entertaining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living and making the space particularly enjoyable during the warmer months. A useful utility area provides additional practicality, while a downstairs WC further enhances the home's suitability for modern family living.

To the first floor, there are three bedrooms comprising two doubles and a single room. The principal bedroom is positioned to the rear of the property and benefits from a clean and neutral ensuite shower room. Bedroom two is a well-proportioned double located to the front of the home, while the third bedroom offers versatility as a child's bedroom, nursery, dressing room, or home office. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property continues to impress with a well-maintained enclosed rear garden. An initial patio area provides the perfect space for outdoor dining and entertaining and is complemented by attractive raised borders. Steps lead up to a lawned garden beyond, while a sloping paved pathway provides convenient access to the rear of the plot,

where two allocated parking spaces are situated directly behind the property.

## Location



Situated within a popular residential area of Tunstall, the property enjoys a convenient position with excellent access to a wide range of local amenities, schools, and transport links. Tunstall town centre is within easy reach and offers a variety of supermarkets, independent shops, cafés, healthcare facilities, and everyday services.

The area is particularly popular with families thanks to its proximity to a number of primary and secondary schools, including schools within the wider Tunstall and Goldenhill catchment areas. A range of leisure facilities, parks, and open green spaces can also be found nearby, providing excellent opportunities for recreation and outdoor activities.

For commuters, the property benefits from excellent road connections, with easy access to the A500, linking directly to Junctions 15 and 16 of the M6 motorway, making journeys to Stoke-on-Trent, Newcastle-under-Lyme, Crewe, Manchester, and Birmingham straightforward. Kidsgrove Railway Station is also within easy reach, offering rail services to Manchester, Stoke-on-Trent, Crewe, and beyond.

### Entrance Porch

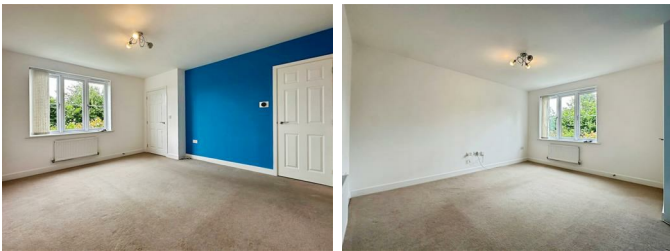
7'10" x 4'3" (2.40 x 1.32 )



Composite door to the front aspect. Carpet. Radiator. Stairs leading up to first floor accommodation. Ceiling light. Door leading into: -

### Living Room

14'3" x 11'11" (4.35 x 3.65 )



Carpet. Radiators. Storage cupboard. uPVC window to the front aspect. Ceiling light.

### Kitchen Diner

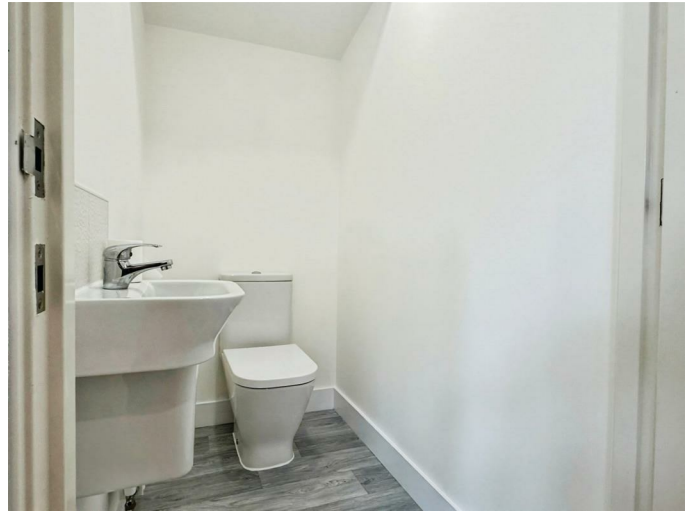
12'8" x 11'11" (3.88 x 3.64 )



Fitted with a range of wall base units with work surfaces over incorporating a double drainer sink unit. Integrated oven, electric hob with extractor fan over. Vinyl flooring. Radiator. uPVC double doors leading to garden. Ceiling light.

### WC

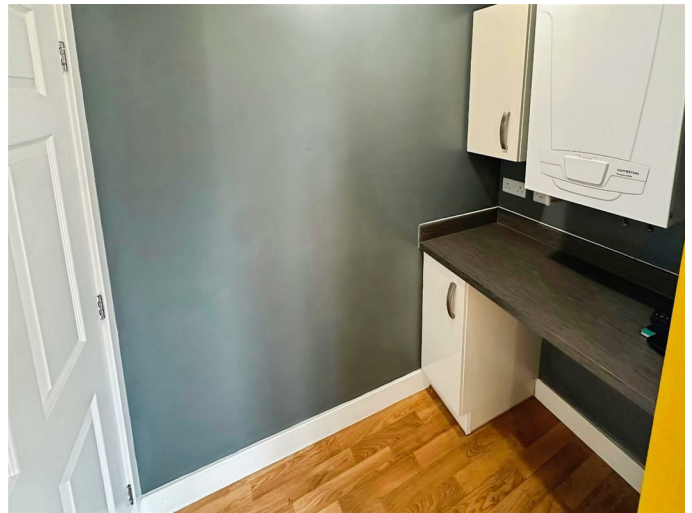
5'4" x 3'3" (1.63 x 1.00 )



Vinyl flooring. Radiator. Low level WC. Vanity wash hand basin. Ceiling light.

### Utility Area

3'3" x 6'5" (1.00 x 1.98 )



Vinyl flooring. Combination boiler. Ceiling light. Door leading into: -

### First Floor Landing

Carpet. Ceiling light. Loft access. Doors leading into: -

### Bedroom One

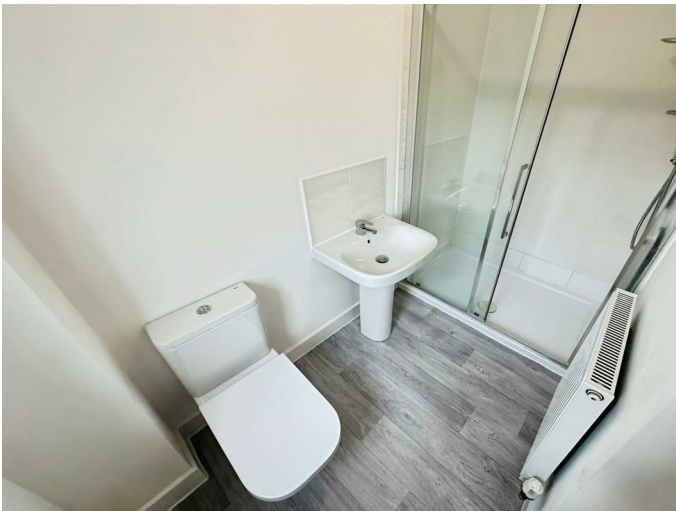
9'1" x 9'7" (2.78 x 2.93 )



Carpet. Radiator. Fitted wardrobes. uPVC window to the rear aspect. Ceiling light.

### En-suite

5'11" x 3'11" (1.82 x 1.20 )



Fitted with a suite comprising of shower cubicle with shower attachment, pedestal wash hand basin, low level WC. Vinyl flooring. Radiator. Obscured uPVC window to the rear aspect. Ceiling light.

### Bedroom Two

10'1" x 8'9" (3.08 x 2.68 )



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

### Bedroom Three

6'5" x 6'10" (1.97 x 2.10 )



Carpet. Radiator. Storage cupboard. uPVC windows to the front aspect. Ceiling light.

## Bathroom

5'6" x 7'6" (1.70 x 2.30 )



Fitted with a suite comprising of bath with shower attachment, low level WC, and pedestal wash hand basin. Vinyl flooring. Radiator. Obscured uPVC window to the side aspect. Ceiling light.

## Outside



Externally, the property benefits from a well-maintained enclosed rear garden comprising an initial patio seating area with raised borders, steps leading to a lawned garden, and a paved pathway providing access to the rear. Beyond the garden are two allocated parking spaces conveniently positioned directly behind the property.

## Agents Notes



Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British

Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

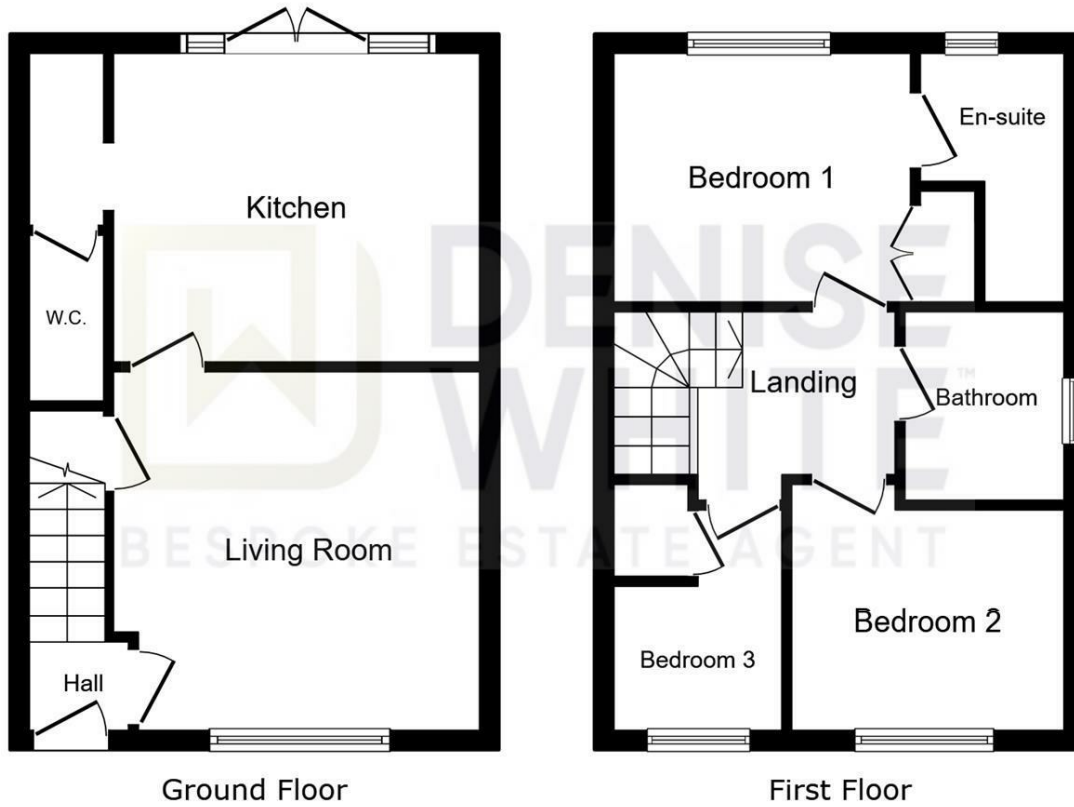
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### Anti-Money Laundering & ID Checks

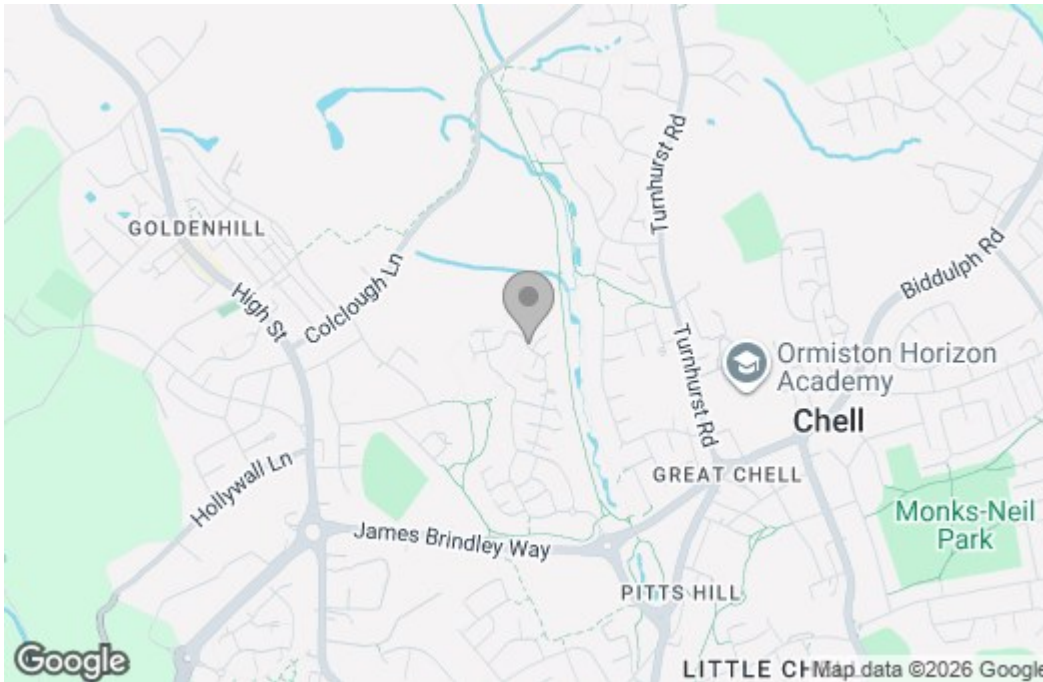
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Floor Plan

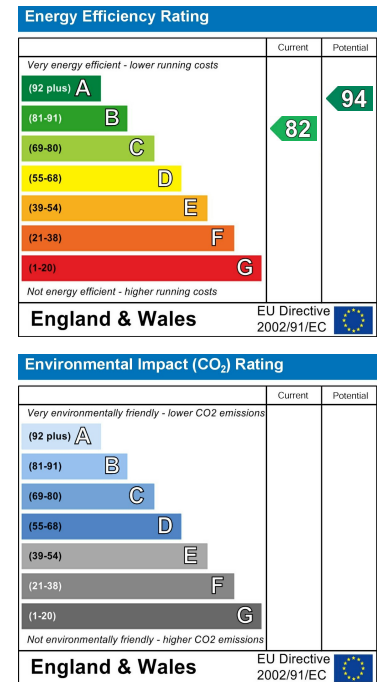


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.